SUBJECT: Demolition Permit – 305 Grays Road (PED05115) (Ward 5)

COMMENDATION:

That the Director of Building and Licensing be authorized and directed to issue a demolition permit for 305 Grays Road in accordance with By-Law 74-290 pursuant to Section 33 of The Planning Act as amended.

Lee Ann Coveyduck
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The owner of this property is proposing to demolish the existing single family dwelling and expand the existing commercial development which contains a public garage and an automotive parts retailer. This property has been merged in title with adjoining lands known as 2806 Barton Street East, 2814 Barton Street East and 2820 Barton Street East. These lands are zoned commercial and due to the merger of lands, there are currently two single family dwellings located on the same parcel of land as an existing commercial building. This is contrary to Section 4.(3)(a) of the Zoning By-law which states that two principal buildings can not be located on one parcel of land if one of the buildings contains residential. The demolition of the dwelling will bring the lands closer into compliance with Section 4.(3)(a) of the Zoning By-law. The proposed expansion of the existing building was approved under a Site Plan Application DA-05-03 and was approved conditionally on February 2, 2005 by the Manager of Development Planning.

BACKGROUND:

PRESENT ZONING: HH, HH/S-392, HH/S-467 (Map E-123)

PRESENT USE: Single Family Dwelling
PROPOSED USE: Expansion of Existing Commercial Development

BRIEF DESCRIPTION: The owner of this property is proposing to demolish the existing single family dwelling and expand the existing commercial development which contains a public garage and an automotive parts retailer. This property has been merged in title with adjoining lands known as 2806 Barton Street East, 2814 Barton Street East and 2820 Barton Street East. These lands are zoned commercial and due to the merger of lands, there are currently two single family dwellings located on the same parcel of land as an existing commercial building. This is contrary to Section 4.(3)(a) of the Zoning By-law which states that two principal buildings can not be located on one parcel of land if one of the buildings contains residential. The demolition of the dwelling will bring the lands closer into compliance with Section 4.(3)(a) of the Zoning By-law. The proposed expansion of the existing building was approved under a Site Plan Application DA-05-03 and was approved conditionally on February 2, 2005 by the Manager of Development Planning. This property is not located in the “Central Area” as defined in City Council resolution passed on July 26, 1994 regarding demolition control and therefore is not subject to special conditions regarding demolition control that would have required a building permit to be issued for a replacement dwelling on the property, or site plan agreement to be finalized for the site and for reconstruction within a specific time frame. These lands are in the Riverdale East neighbourhood and are located in Ward 5. Please see attached location map shown as Attachment A to Report PED05115.

No LACAC interest. Lot size 30.48m x 47.55m

The owner of the property, as per the demolition permit application is:

Nick Eveley
2814 Barton Street East
Hamilton, ON
L8E 2J9

ANALYSIS OF ALTERNATIVES: N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: Financial – N/A
Staffing – N/A

Legal – N/A

POLICIES AFFECTING PROPOSAL:
N/A

CONSULTATION WITH RELEVANT DEPARTMENTS/AGENCIES:
N/A

CITY STRATEGIC COMMITMENT:
This property is not listed on the City’s inventory list as being of interest to the Local Architectural Conservation Advisory Committee (L.A.C.A.C.), therefore, there are no issues with heritage preservation.

:FP
Attach. (1)